

089.A

0001

0056.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

530,300 / 530,300

USE VALUE:

530,300 / 530,300

ASSESSED:

530,300 / 530,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		HEMLOCK ST, ARLINGTON

OWNERSHIP

Owner 1:	CARTER NATHAN C	Unit #:	56
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Owner 2:	CARTER LYDIA M
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Owner 3:	
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Street 1:	56 HEMLOCK ST
-----------	---------------

Street 2:	
-----------	--

Twn/City:	ARLINGTON
-----------	-----------

St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	BROWN STEPHANIE C & -
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Owner 2:	COUTURE DIANA M -
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Street 1:	56 HEMLOCK ST UNIT 56
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 1985 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7760												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								272034
								GIS Ref
								GIS Ref
								Insp Date
								08/20/18

Total Card / Total Parcel
530,300 / 530,300
530,300 / 530,300
530,300 / 530,300

APPRAISED:
USE VALUE:
ASSESSED:

PRIOR ID #1: 56049
PRIOR ID #2:
PRIOR ID #3:
DATE: 12/11/20 TIME: 04:59:34

PRINT DATE: 12/11/20 TIME: 04:59:34
LAST REV DATE: 08/20/18 TIME: 15:51:41

ASR Map:
FACT DIST:
REVAL DIST:
YEAR:
LAND REASON:
BLD REASON:
CIVIL DISTRICT:
RATIO:

15249
PAT ACCT.
GRANTOR LEGAL REF TYPE DATE SALE CODE SALE PRICE V TST VERIF NOTES
BROWN STEPHANIE 51230-358 5/29/2008 366,000 No No
BROWN ROBERT L 46384-201 10/31/2005 Family No No

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/7/2011	121	Manual	2,132					WALL INSULATION	8/20/2018	Measured	DGM	D Mann					
10/15/2008	1295	New Wind	2,190					replace 6 rear po	3/27/2006	External Ins	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Average			ELECTRIC HEAT IN ATTIC.																																									
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:																																												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																												
Frame: 1 - Wood				1/2 Bath:	Rating:																																												
Prime Wall: 3 - Aluminum				A HBth:	Rating:																																												
Sec Wall:	%			OthrFix:	Rating:																																												
Roof Struct: 1 - Gable				OTHER FEATURES																																													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																																												
Color: GOLD				A Kits:	Rating:																																												
View / Desir:				Frl:	Rating:																																												
GENERAL INFORMATION				WSFlue:	Rating:																																												
Grade: C - Average				CONDOS INFORMATION																																													
Year Blt: 1927	Eff Yr Blt:			Location:																																													
Alt LUC:		Alt %:		Total Units:																																													
Jurisdct: G12		Fact:	.	Floor: M - Multi-Level																																													
Const Mod:				% Own: 54.000000000																																													
Lump Sum Adj:				Name:																																													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		No Unit	RMS	BRS	FL																																						
Prim Int Wall: 2 - Plaster				Functional:		%		1	7	3																																							
Sec Int Wall:	%			Economic:		%																																											
Partition: T - Typical				Special:		%																																											
Prim Floors: 3 - Hardwood				Override:		%																																											
Sec Floors:	%			Total:	26.4	%																																											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES																																									
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price																																					
Bsmnt Gar:				Size Adj.: 1.17896724																																													
Electric: 3 - Typical				Const Adj.: 0.98990101																																													
Insulation: 2 - Typical				Adj \$ / SQ: 344.283																																													
Int vs Ext: S				Other Features: 75000																																													
Heat Fuel: 1 - Oil				Grade Factor: 1.00																																													
Heat Type: 5 - Steam				NBHD Inf: 0.94999999																																													
# Heat Sys: 1				NBHD Mod:																																													
% Heated: 100		% AC:		LUC Factor: 1.00																																													
Solar HW: NO		Central Vac:	NO	Adj Total: 720482				Juris. Factor: 1.00	Before Depr:	327.07																																							
% Com Wall:		% Sprinkled:		Depreciation: 190207				Special Features: 0	Val/Su Net:	267.15																																							
				Deprecated Total: 530274				Final Total: 530300	Val/Su SzAd:	267.15																																							
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:																																				
SPEC FEATURES/YARD ITEMS																																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																
More: N	Total Yard Items:																																																
	Total Special Features:																																																
	Total:																																																
PARCEL ID 089.A-0001-0056.0																																																	
SKETCH																																																	
<p style="text-align: right;">UnSketched SubAreas: GLA: 1985,</p> <p style="text-align: right;">Sum Area By Label :</p>																																																	
<p style="text-align: center;">SUB AREA</p> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub %</th><th>Area Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>GLA</td><td>Gross Liv Ar</td><td>1,985</td><td>344.280</td><td>683,402</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> <p style="text-align: center;">SUB AREA DETAIL</p> <table border="1"> <thead> <tr> <th>Size Ad</th><th>1985</th><th>Gross Are</th><th>1985</th><th>FinArea</th><th>1985</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> <p style="text-align: right;">Net Sketched Area: 1,985 Total: 683,402</p>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu	# Ten	GLA	Gross Liv Ar	1,985	344.280	683,402							Size Ad	1985	Gross Are	1985	FinArea	1985						
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<p style="text-align: center;">IMAGE</p> 																																																	
<p style="text-align: right;">AssessPro Patriot Properties, Inc</p>																																																	